

# Commercial Inspection Report

31st of October, 2016



**Universalinspect.com**



[REDACTED]  
Central Ave  
Chino, CA 91710



**Represented By:**

**(Agent):** [REDACTED]

**(Office) :** [REDACTED]



**Inspector -** [REDACTED] **-Certified**

Confidential and Proprietary

**Universalinspect.com**

13089 Peyton Drive  
Chino Hills California 91710

Universalinspect.com  
info@universalinspect.com  
888.627.1131

# Table Of Contents

<b>Inspection Report</b>	<b>1</b>
<b>Client Information</b>	<b>2</b>
<b>Report Information</b>	<b>3</b>
<b>Inspection Report Summary</b>	<b>5</b>
<b>Inspection Report Detail</b>	<b>7</b>
<b>Notice To Absents Clients</b>	<b>7</b>
<i>Informational Conditions</i>	7
<b>Site Grounds &amp; Grading</b>	<b>7</b>
<i>Sidewalks / Walkways</i>	7
<b>Exterior &amp; Structure</b>	<b>8</b>
<i>Building Information</i>	9
<i>Foundation</i>	9
<i>Exterior Wall Covering</i>	9
<i>Exterior Doors</i>	9
<i>Exterior Windows</i>	10
<i>Exterior Receptacles</i>	10
<b>Roof</b>	<b>10</b>
<i>Roof Style</i>	11
<i>Roof Covering</i>	11
<i>Roof Leaks</i>	12
<i>Skylights</i>	12
<i>Method of Evaluation</i>	13
<b>Garage</b>	<b>13</b>
<i>Vehicle Doors</i>	13
<b>Electrical</b>	<b>13</b>
<i>Main Panel</i>	14
<b>Plumbing</b>	<b>15</b>
<i>Water Service</i>	16
<i>Water Entrance</i>	16
<i>Waste</i>	16
<i>Water Heater</i>	16
<i>Sewer Line Inspection</i>	17
<b>Interior</b>	<b>17</b>
<i>Ceilings</i>	18
<i>Indoor Environmental Issues</i>	18
<i>Office</i>	18

<b>Kitchen</b>	<b>19</b>
<i>Cabinets</i>	19
<i>Disposal</i>	19
<i>Sink</i>	20
<i>Receptacles</i>	20
<b>Bathrooms</b>	<b>20</b>
<i>Toilets</i>	21
<i>Doors</i>	21
<i>Sink &amp; its components</i>	21
<i>Receptacles</i>	21
<i>Bathrooms</i>	21
<b>Cooling</b>	<b>22</b>
<i>Air Conditioning Type</i>	22
<i>Air Distribution</i>	22
<b>All Inspectors Photo's</b>	<b>23</b>
<i>All Inspectors Photo's</i>	23
<b>Certifications And Affiliations</b>	<b>27</b>
<b>Conclusion</b>	<b>28</b>
<b>Invoice</b>	<b>29</b>

# Commercial Inspection Report

## Client Information



### Client Information

Client Name: [REDACTED]  
Address: [REDACTED]  
Inspection Date: 10/31/2016  
Inspection Time: 10:30 AM  
Inspector: [REDACTED]

# Report Information

*The enclosed summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.*

This report is the exclusive property of Universal Inspect LLC, and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Universal Inspect and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of practice govern by International Association of Certified Home Inspectors (InterNACHI) , and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

You have contracted Universal Inspect dba BMa Inspect to perform a Lead base, Mold, Asbestos, Radon gas, Foundation, Sewer Line, Infrared and or General home inspection in accordance with the standards of practice established by the Home Inspection Foundation, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found

anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unventilated bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

# Inspection Report Summary

## Roof

### Roof Covering

The roof needs to be serviced for the following reasons: leak observed on the center south side of building. This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

## Plumbing

### Water Heater

The drain pan should be plumbed to discharge at the exterior and terminate at a point no more than twenty-four inches above grade and no less than six inches to it. If

### Sewer Line Inspection

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned by us before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the building, or the cost of roofer service, most of which are relatively inexpensive. To have your sewer system video scanned call 888.627.1131

## Interior

### Ceilings

There are moisture stains on the ceiling in the upstairs office and stairs-hallway that should be explained or explored further.

### Indoor Environmental Issues

We was not hired to test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by a certified inspector before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

# Commercial Inspection Report



# Inspection Report Detail

---

## 1 . Notice To Absents Clients

---

### Notice to Absent Clients *Informational Conditions*

*We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said. 888.627.1131*

---

### 1.1 Informational Conditions

Clients was not present for the consultation : No

## 2 . Site Grounds & Grading

---

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

---

### 2.1 Sidewalks / Walkways

**Condition:** Needs Maintenance

#### **Problems**

**There are large cracks on the sidewalk.:** Yes



Sec. 2.1 Picture 1



Sec. 2.1 Picture 2



Sec. 2.1 Picture 3

### 3 . Exterior & Structure

---

**Our inspection:** of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

#### **Condominium Inspection Disclaimer:**

##### **Only pertain to condominiums PUD & Townhouses**

Because this is a report on a condominium, PUD or Townhouse inspection, we do not inspect or report on the condition of the roof, the foundation, grading and drainage, or components beyond the unit, which are typically the responsibility of the home owners' association.

#### **Notice to absent clients:**

##### **Only pertain to clients who was absent.**

We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

#### **General Observation Reporting Neglected Property:**

##### **Only pertain to properties with significant damage**

The property has been neglected, and we will not comment further on the obvious and numerous deficiencies. However, you should obtain estimates from a general contractor, because the cost of renovation could significantly effect your evaluation of the property.

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as

recommended by NAPA standards "upon the sale or transfer of a property." Chimney's that are lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the by-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property." Unlined chimneys, or those without flue liners, are suspect. Although such flues include a plaster coat of mortar, the corrosive effect of flue gases and the elements can deteriorate the mortar. In fact, the Chimney Safety Institute of America reported in 1992 that "all unlined chimneys, irrespective of fuel used, are very liable to become defective through disintegration of the mortar joints." However, we recommend a level-two inspection by a qualified specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."

---

### 3.1 Building Information

**Sq Ft.:** 8,275

**Number of Stories :** 2

**Year Constructed:** 2007

**Zoning Description:** Commercial

**Zoning Compliance:** Legal

**Are there any adverse site conditions or external factors :** No

**Assignment Type:** Purchase Transaction

### 3.2 Foundation

## **Problems**

# Commercial Inspection Report

### 3.3 Exterior Wall Covering

**Condition:** Satisfactory

#### **Problems**

**Cracks, holes, or deflections were observed in siding.:** Yes



Sec. 3.3 Picture 1



Sec. 3.3 Picture 2

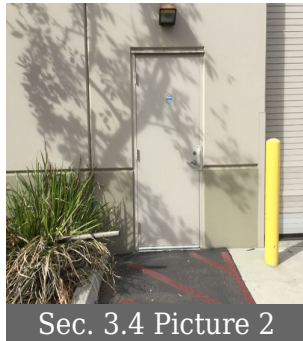
### 3.4 Exterior Doors

**Condition:** Satisfactory

### **Problems**



Sec. 3.4 Picture 1



Sec. 3.4 Picture 2



Sec. 3.4 Picture 3

### **3.5 Exterior Windows**

### **Problems**

### **3.6 Exterior Receptacles**

**Condition:** Satisfactory

**Type:** GFCI

# Commercial Inspection Report

### **Problems**

## **4 . Roof**

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not possible during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident. There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or

dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. There are several types of authentic Spanish tile, all of which are made of clay and are easily broken. Like most inspectors, we elect not to walk on them but view them instead from a variety of vantage points using a ladder and binoculars. They can be installed in different ways, using various fasteners and mortar, over one or more waterproof membranes of varying weights. Sometimes the tiles appear to be careless installed, or randomly layered and irregularly placed, but this is characteristic of a classic Spanish tile roof. As with other pitched roofs, they are not designed to be waterproof only water-resistant, and are dependant on the integrity of the membrane beneath them, which is concealed, but which can be split by movement, or deteriorated through time and ultra-violet contamination. These roofs can leak, and sometimes without there being any obvious damage to the tiles, and particularly if damaged tiles have been replaced over a deteriorated membrane. However, the most common form of leakage occurs when the valleys or other drainage channels become blocked by debris, which causes water to back up and be directed under the flashing. Therefore, it is important to inspect these roofs annually and to have them cleaned.

---

#### 4.1 Roof Style

#### 4.2 Roof Covering

# Commercial Inspection Report

**Condition:** Needs Maintenance

#### **Observation**

**Layers Observed:** 1

**Approximate Age:** 12 years

#### **Problems**

#### **Comments:**

The roof needs to be serviced for the following reasons: leak observed on the center south side of building. This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.





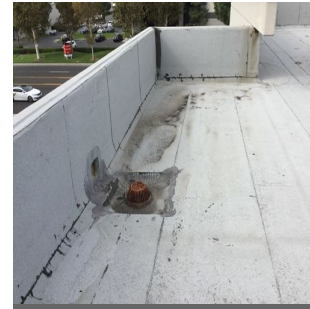
Sec. 4.2 Picture 1



Sec. 4.2 Picture 2



Sec. 4.2 Picture 3



Sec. 4.2 Picture 4



Sec. 4.2 Picture 5



Sec. 4.2 Picture 6



Sec. 4.2 Picture 7



Sec. 4.2 Picture 8



Sec. 4.2 Picture 9

# Commercial Inspection Report

## 4.3 Roof Leaks

**Condition:** Needs Maintenance

### **Problems**



Sec. 4.3 Picture 1



Sec. 4.3 Picture 2

## 4.4 Skylights

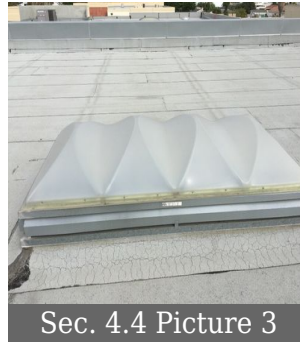
**Condition:** Satisfactory



Sec. 4.4 Picture 1



Sec. 4.4 Picture 2



Sec. 4.4 Picture 3

## 4.5 Method of Evaluation

**Method of Evaluation :** We evaluated the roof and its components by walking on its surface

## 5 . Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area being cluttered or areas being inaccessible, it is common for sections that cannot be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

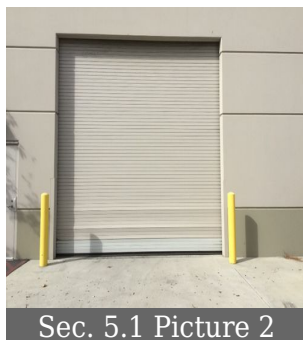
### 5.1 Vehicle Doors

**Condition:** Satisfactory

#### Problems



Sec. 5.1 Picture 1



Sec. 5.1 Picture 2

## 6 . Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of

wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

---

## 6.1 Main Panel

**Condition:** Satisfactory

**Volts:** 240 -120V

### Grounding & Bonding

**Grounding:** Grounded

### Problems





Sec. 6.1 Picture 1



Sec. 6.1 Picture 2



Sec. 6.1 Picture 3



Sec. 6.1 Picture 4

## 7 . Plumbing

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps.

However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior. Residential tankless water heaters are a relatively new invention. They provide virtually endless but not unlimited hot water, and require little maintenance beyond periodic monitoring for leaks, which is to be anticipated with any type of water heater.

---

## 7.1 Water Service

**Condition:** Satisfactory

### **Problems**

## 7.2 Water Entrance

**Condition:** Satisfactory

### **Problems**

**There is low water pressure.:** No

**Vacuum Breakers :** The hose bibs that we tested are functional, but do not include anti-siphon valves.

**Water Pressure Rating PSI::** 80 which is normal



Sec. 7.2 Picture 1



Sec. 7.2 Picture 2

## 7.3 Waste

**Condition:** Satisfactory

## 7.4 Water Heater

### **Water Heater Data**

### **Location & Capacity**

### **Problems**

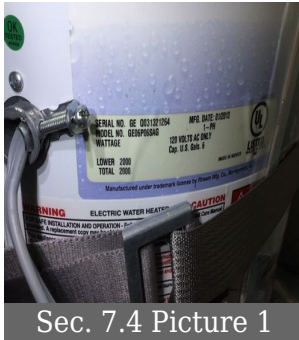
**Capacity (gallons):** 6

**Location:** Utility closet

**Relief valve:** Present

**Comments:**

The drain pan should be plumbed to discharge at the exterior and terminate at a point no more than twenty-four inches above grade and no less than six inches to it. If



Sec. 7.4 Picture 1



Sec. 7.4 Picture 2



Sec. 7.4 Picture 3

## 7.5 Sewer Line Inspection

**Condition:** Professional Consultation

**Sewer line is cracked or displaced :** N.I.

**Tree roots in sewer line:** N.I.

**Comments:**

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned by us before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the building, or the cost of roofer service, most of which are relatively inexpensive. To have your sewer system video scanned call 888.627.1131

## 8 . Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of

odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

---

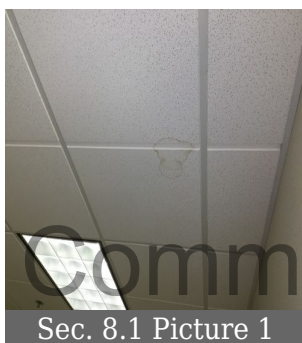
## 8.1 Ceilings

**Condition:** Needs Maintenance

### **Problems**

### **Comments:**

There are moisture stains on the ceiling in the upstairs office and stairs-hallway that should be explained or explored further.



Sec. 8.1 Picture 1



Sec. 8.1 Picture 2

## 8.2 Indoor Environmental Issues

**Environmental Testing :** We have not done any testing or environmental inspections at this location

### **Comments:**

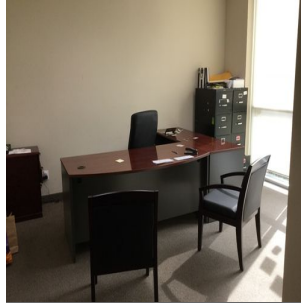
We was not hired to test for mold or measure indoor air quality, which the Consumer Product safety Commission ranks fifth among potential contaminants. Regardless, a person's health is a truly personal responsibility, and inasmuch as we not inspect for mold or test for other environmental contaminants we recommend that you schedule an inspection by a certified inspector before the close of escrow. And this would be imperative if you or any member of your family suffers from allergies or asthma, and could require the sanitizing of air ducts and other concealed areas.

## 8.3 Office

**We have evaluated the office, and found it to be in acceptable condition:** Yes



Sec. 8.3 Picture 1



Sec. 8.3 Picture 2

## 9 . Kitchen

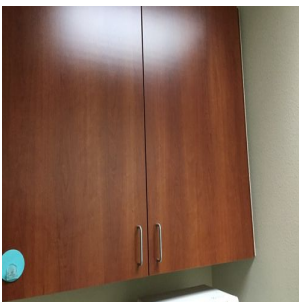
Inspection of standalone refrigerators, freezers and built-in ice-makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home. Defects could be hidden from our evaluation, however, California Standard of Practice do not required us to remove personal items from kitchen, bathroom, or laundry sinks, closets, or garages. Therefore you should conduct a visual inspection during your final work-through when the property is empty or request a re-inspection from us or another qualified inspection company.

### 9.1 Cabinets

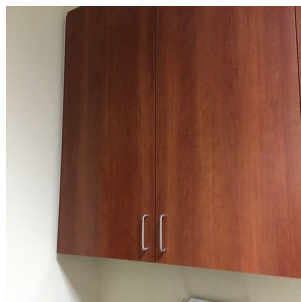
**Condition:** Satisfactory

# Commercial Inspection Report

## Problems



Sec. 9.1 Picture 1



Sec. 9.1 Picture 2



Sec. 9.1 Picture 3



Sec. 9.1 Picture 4

### 9.2 Disposal

**Condition:** Satisfactory

**Type:** Operating





Sec. 9.2 Picture 1

### 9.3 Sink

**Condition:** Satisfactory

#### **Problems**



Sec. 9.3 Picture 1

### 9.4 Receptacles

**Condition:** Satisfactory

**Type:** GFCI

#### **Problems**

## 10 . Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do

not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

---

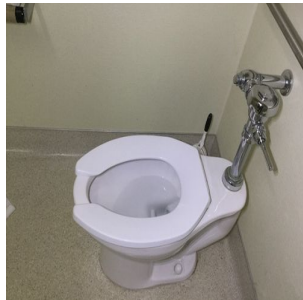
## 10.1 Toilets

**Condition:** Satisfactory

### Problems



Sec. 10.1 Picture 1



Sec. 10.1 Picture 2

## 10.2 Doors

**The doors are functional.:** Yes

# Commercial Inspection Report

## 10.3 Sink & its components

**Condition:** Satisfactory

**The sink and its components are functional:** Yes



Sec. 10.3 Picture 1



Sec. 10.3 Picture 2

## 10.4 Receptacles

**Condition:** Satisfactory

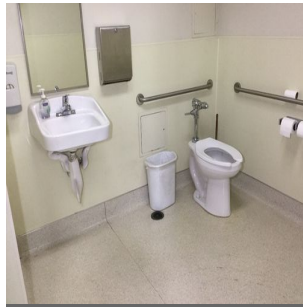
**Outlets:** GFCI

## 10.5 Bathrooms

**All bathrooms was inspected and found to be in acceptable condition, except where noted.: Yes**



Sec. 10.5 Picture 1



Sec. 10.5 Picture 2

## **11 . Cooling**

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Keep in mind if the temperature is low at the time of inspection the condenser might not generate enough condensation though the lines to catch any leaks. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection. We may not have turn on all the units at this inspection and you should have this demonstrated by the seller or evaluated by a HVAC specialist.

### 11.1 Air Conditioning Type

**Condition:** Satisfactory

**Status:** Turned on



Sec. 11.1 Picture 1



Sec. 11.1 Picture 2



Sec. 11.1 Picture 3

### 11.2 Air Distribution

**Condition:** Satisfactory



**Location:** Each room

## 12 . All Inspectors Photo's

All Inspectors photos are enclosed here for your review, some pictures may not have been included in reporting the efficiencies but can be seen here.

### 12.1 All Inspectors Photo's



Sec. 12.1 Picture 1



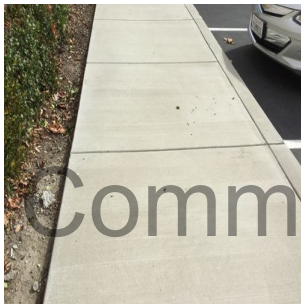
Sec. 12.1 Picture 2



Sec. 12.1 Picture 3



Sec. 12.1 Picture 4



Sec. 12.1 Picture 5



Sec. 12.1 Picture 6



Sec. 12.1 Picture 7



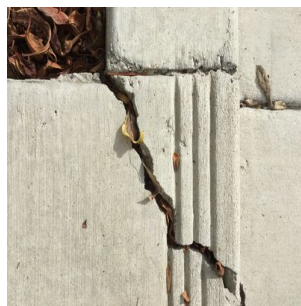
Sec. 12.1 Picture 8



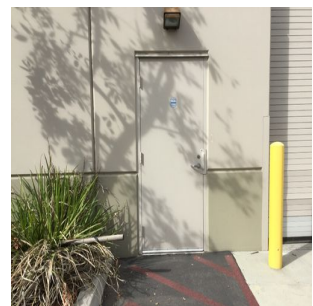
Sec. 12.1 Picture 9



Sec. 12.1 Picture 10



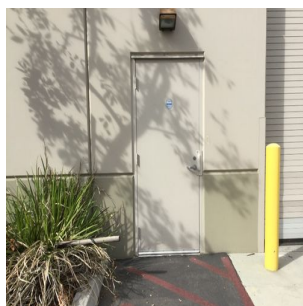
Sec. 12.1 Picture 11



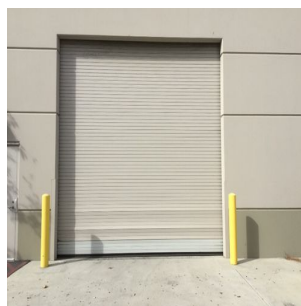
Sec. 12.1 Picture 12



Sec. 12.1 Picture 13



Sec. 12.1 Picture 14



Sec. 12.1 Picture 15



Sec. 12.1 Picture 16





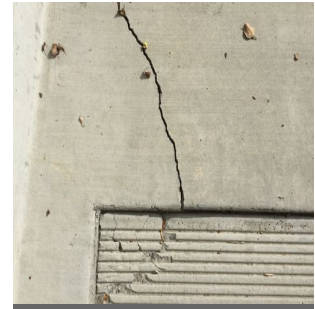
Sec. 12.1 Picture 17



Sec. 12.1 Picture 18



Sec. 12.1 Picture 19



Sec. 12.1 Picture 20



Sec. 12.1 Picture 21



Sec. 12.1 Picture 22



Sec. 12.1 Picture 23



Sec. 12.1 Picture 24



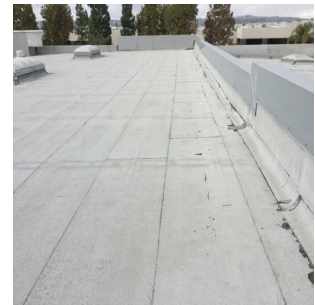
Sec. 12.1 Picture 25



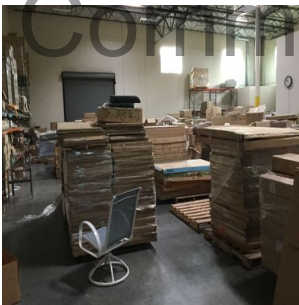
Sec. 12.1 Picture 26



Sec. 12.1 Picture 27



Sec. 12.1 Picture 28



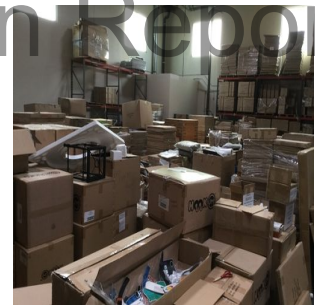
Sec. 12.1 Picture 29



Sec. 12.1 Picture 30



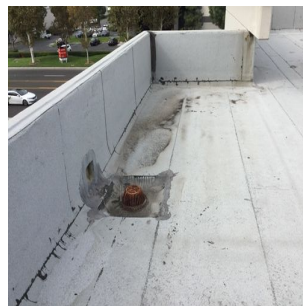
Sec. 12.1 Picture 31



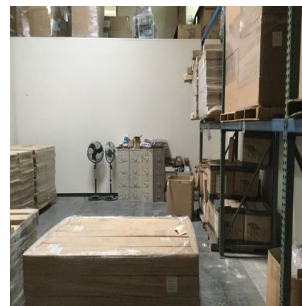
Sec. 12.1 Picture 32



Sec. 12.1 Picture 33



Sec. 12.1 Picture 34



Sec. 12.1 Picture 35



Sec. 12.1 Picture 36

# Commercial Inspection Report





Sec. 12.1 Picture 37



Sec. 12.1 Picture 38



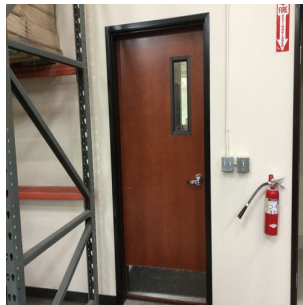
Sec. 12.1 Picture 39



Sec. 12.1 Picture 40



Sec. 12.1 Picture 41



Sec. 12.1 Picture 42



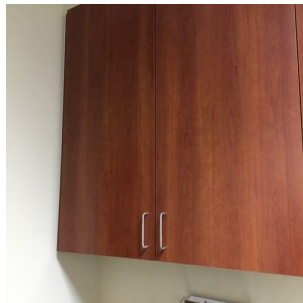
Sec. 12.1 Picture 43



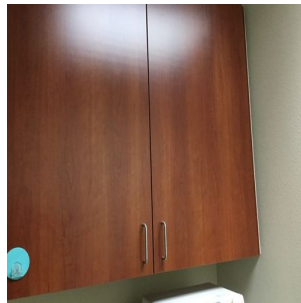
Sec. 12.1 Picture 44



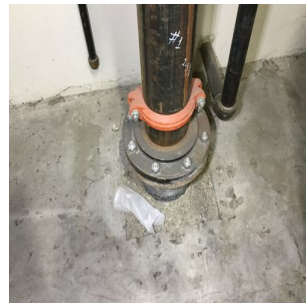
Sec. 12.1 Picture 45



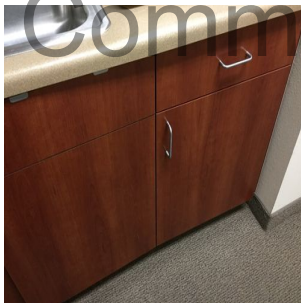
Sec. 12.1 Picture 46



Sec. 12.1 Picture 47



Sec. 12.1 Picture 48



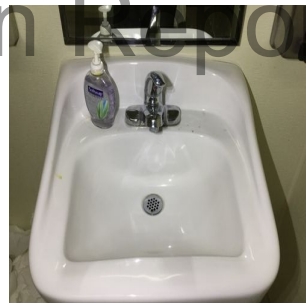
Sec. 12.1 Picture 49



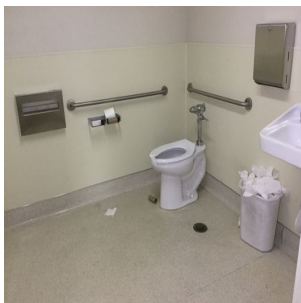
Sec. 12.1 Picture 50



Sec. 12.1 Picture 51



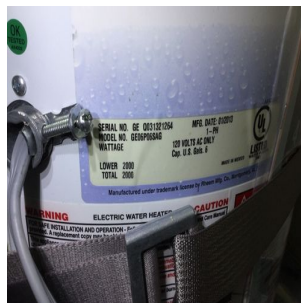
Sec. 12.1 Picture 52



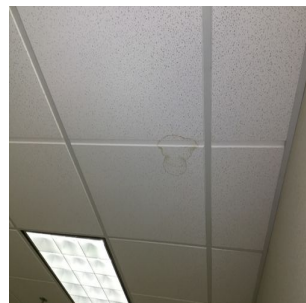
Sec. 12.1 Picture 53



Sec. 12.1 Picture 54



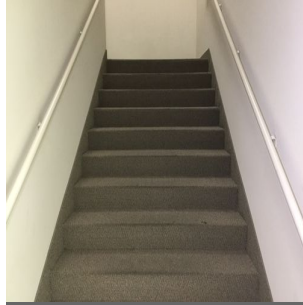
Sec. 12.1 Picture 55



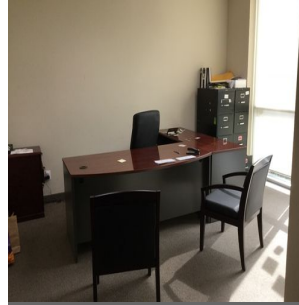
Sec. 12.1 Picture 56



Sec. 12.1 Picture 57



Sec. 12.1 Picture 58



Sec. 12.1 Picture 59



Sec. 12.1 Picture 60



Sec. 12.1 Picture 61



Sec. 12.1 Picture 62



Sec. 12.1 Picture 63



Sec. 12.1 Picture 64



Sec. 12.1 Picture 65



Sec. 12.1 Picture 66

# Commercial Inspection Report

## Certifications And Affiliations



Certified Inspector Brett Mars, National Association of Certified Inspectors ID # NACHI11071401  
Housing Inspection Foundation Certified Member # HI10011A Certification verification  
<http://www.hif-assoc.org/states/ca-list.php>

## Commercial Inspection Report



# Report Conclusion

CA 91710

*Thank you for hiring us to evaluate your property, whether a home purchase, investment property, or for pre-sale purposes. In addition to any safety recommendations made in the report we ask you to follow these general safety recommendations: install smoke and carbon monoxide detectors in locations stipulated by the device manufacturer; identify all emergency escape routes and rehearse an emergency evacuation of the home; test GFCI (ground-fault circuit interrupter) outlets at least once per year; regulate the temperature of water heaters to prevent scalding; insure that substances containing caustic or poisonous compounds such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; check garage door safety devices regularly, particularly if they are the heavy wooden type; and install child-safe barriers and alarms on the exterior doors of all pool and spa properties.*

*We have made every effort to provide you with an accurate assessment of the general condition of the property and its components and to alert you to any significant defects or adverse conditions. We may not have tested every outlet or opened every window and door, or identified every minor defect. Also, because we are not specialists and our inspection is essentially visual, latent defects could exist. Please do not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of roofer service, and insurance companies may deny coverage on the grounds that a given condition was preexisting, or not covered because of building standards violation or a manufactures defect.*

*Please take the time to read this entire report, and call us if you have any questions or observations whatsoever. A residential dwelling and its components are complicated, and because of this and the limitations of our visit, we offer consultation and encourage questions. Candid and forthright communication between all parties is vital in avoiding disputes and costly litigation. We orally summarize our findings on site whenever possible, however, it is essential that you read all of the written report. The estimate value in this report is for information only, **this is not an appraisal** and the information is to educate the buyer about the investment they are about to make in the subject property.*



## INVOICE

Universalinspect.com  
 13089 Peyton Drive  
 Chino Hills California 91710  
 888.627.1131

Inspection Date: 10/31/2016

Customer Info:	Inspection Property:
Fanny [REDACTED] [REDACTED]	[REDACTED] Chino, CA 91710

### Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	400.00	1	400.00
<b>Commercial Inspection Report</b>			<b>Tax \$0.00</b>
			<b>Total Price \$400.00</b>

### Payment Method:

### Payment Status:

**NOT PAID**

### Note:

**This Page Intentionally Left Blank**

# Commercial Inspection Report